

Local Map Amendment (Zoning) Applications		Current	Proposed	City of Gaithersburg	City of Laurel	City of Frederick	City of Annapolis	M-NCPPC (Montgomery County)
One-family detached residential zone with a density of 4 units per acre		\$1,500 plus \$100 per acre or fraction thereof	\$1,500 plus \$100 per acre or fraction thereof	Varies by zoning district and acreage. Ranges from \$750 to \$8,000	Varies by zoning district and acreage. Ranges from \$1,800 to \$5,500	Varies by zoning district and acreage. Ranges from \$1,000 to \$4,400	Varies by zoning district and acreage. Ranges from \$650 to \$900	Varies by zoning district and acreage. Ranges from \$650 to \$24,000
For any other zone		\$3,000 plus \$200 per acre of fraction thereof	\$3,000 plus \$200 per acre of fraction thereof					

Text Amendment Applications

Amend existing text		\$3,000	\$3,000	Varies from \$400 to \$3,000	\$2,430 (includes legal advertisement, steno transcript and signage)	\$4,400	N/A	N/A
Add new zone classification or procedure		\$6,000	\$6,000					

Special Exception Major & Minor Modification

Minor Modification (Special Exception)		NEW	Half of the initial Special Exception fee	N/A	N/A	N/A	N/A	N/A
Major Modification (Special Exception)		NEW	Same as the initial Special Exception fee	N/A	N/A	N/A	N/A	N/A

Tier 1 Special Exception

Accessory Apartments		\$200	\$1,000	N/A	\$1,000	N/A	N/A	\$250
Swimming pool - non accessory		\$2,500	\$1,000	N/A	\$5,000 - exclusively for "community" pools	N/A	N/A	\$6,875, commercial & \$1,375, community
Home-based business - major		NEW	\$1,000	\$20 "only for <b>minor</b> HBBEs"	N/A	N/A	N/A	\$550 - categorized as "home occupation, major"
Taxicab service		\$1,000	\$1,000	N/A	N/A	N/A	N/A	N/A
Charitable and philanthropic institutions		\$5,000	\$1,000	N/A	\$2,000	N/A	N/A	\$6,875
Veterinarians office		\$2,500	\$1,000	N/A	\$2,000	N/A	N/A	\$8,250
Bed & breakfast lodging		NEW	\$1,000	\$200	N/A	N/A	N/A	\$550
Child care center - 9 to 12 children		\$2,500	\$1,000	\$200 - categorized as "child/elderly day care facility"	\$1,500 - categorized as "child care facilities"	N/A	N/A	See cell below

Tier 2 Special Exception

Adult Day Care		NEW	\$3,000	N/A	\$2,000 - categorized as "elderly day care facility or center"	N/A	N/A	(1) non-profit elderly care varying from 10 beds to over 30 beds with fees sliding from \$137.50 to \$3,437.50; (2) for profit elderly care varying from 10 beds to over 30 beds with fees sliding from \$687.50 to \$4,125
Personal living quarters		\$2,500	\$3,000	N/A	N/A	N/A	N/A	N/A

Pawnbroker		\$2,500	\$3,000	N/A	N/A	N/A	N/A	N/A
Child care center - more than 12 children		NEW	\$3,000	\$500 - categorized as "child day care facility of more than 8"	N/A	N/A	N/A	Child day care (over 30 children): for profit \$4,125 or non-profit \$3437
Group home - large		NEW	\$3,000	\$500 - categorized as "group residential facility"	N/A	N/A	N/A	\$550 - categorized as "group residential facility for exceptional persons"
Housing for senior adults & persons with disabilities		\$5,000	\$3,000	N/A	\$2,000 - categorized as "housing for senior and handicapped persons"	N/A	N/A	Non-profit: minimum, \$1,100 & maximum \$8,250; for profit: minimum, \$8,250 & maximum \$20, 658
Life care facility		NEW	\$3,000	N/A	N/A	N/A	N/A	N/A
Nursing home		\$5,000	\$3,000	N/A - refer to above mentioned "child elderly day care facility"	N/A - refer to "elderly day care facility" above	N/A	N/A	Non-profit: minimum \$275 & maximum \$8,250; commercial: minimum \$1,100 & maximum \$20,658
Outdoor recreational establishment, commercial, except shooting gallery or range		\$2,500	\$3,000	\$650 - categorized as "outdoor recreation"	N/A	N/A	N/A	\$13,750 - categorized as " recreation or entertainment establishment commercial
Recreational establishment, indoor, commercial, except shooting gallery or range		\$2,500	\$3,000	N/A	\$1,500 - categorized as "recreational establishment of commercial nature"	N/A	N/A	N/A
Shooting gallery or range		\$2,500	\$3,000	N/A	\$1,500 - categorized as "rifle and skeet shooting"	N/A	N/A	\$6,875
Restaurant in the I-L Zone		NEW	\$3,000	N/A	N/A	N/A	N/A	N/A
Sports facility, multi-purpose, indoor commercial		NEW	\$3,000	N/A	N/A	N/A	N/A	N/A
Private club		\$2,500	\$3,000	\$500 - categorized as "private institutions"	\$1,500 - categorized as "lodge or club"	N/A	N/A	\$6,875 - categorized as "private club and service organization"
Animal hospital		\$2,500	\$3,000	N/A	\$2,000	N/A	N/A	\$8,250

**Tier 3 Special Exception**

Automobile filling station (Class I & II)		\$10,000	\$10,000	N/A	\$3,500	N/A	N/A	\$13,750
Educational institutions, private		\$5,000	\$10,000	N/A	\$2,000	N/A	N/A	\$1,375 (up to 10 students), \$3,437 (11 to 40 students) and \$6,485 (over 40 students)
Hospital		\$10,000	\$10,000	N/A	N/A	N/A	N/A	\$15,125
Hotel		\$10,000	\$10,000	N/A	\$3,500 - categorized as "motel/hotel including accessory swimming pool for the use of transient guest	N/A	N/A	\$20,658
Public utility buildings and structure		\$10,000	\$10,000	\$650 - categorized as "public utilities"	\$1,000	N/A	N/A	\$13,750
Restaurant, full service or fast food freestanding or in multi-tenant building, with drive-through		\$10,000	\$10,000	\$650 - only reference to "restaurant" categorized as "commercial recreation restaurant"	\$1,500 - categorized as "restaurant"	N/A	N/A	\$8.25 per sq. ft

Wireless communication freestanding ground mounted antenna support structure		\$5,000	\$10,000	\$7,500, \$5,500 & \$4,000, respectively (new structure required, camouflaged facility, and existing structure or located entirely on rooftop	\$5,000 or \$3,500 for co-location	N/A	N/A	\$13,750
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Tier 4 Special Exception

Adult oriented establishments		\$15,000	\$15,000	N/A	\$5,000	N/A	N/A	\$20,625
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Variance and Appeal

Properties improved with a single dwelling unit detached, attached, semi-detached, or a townhouse in which the applicant resides		\$200	Consolidate the various residential variance and appeal categories into one residential variance and appeal category: \$350 flat residential variance and appeal fee	Varies by type. Ranges from \$200 to \$2,500	Varies by type. Ranges from \$70 to \$600	\$200	Varies by type. Ranges from \$200 to \$550	Varies by type. Ranges from \$400 to \$3,000
All other properties		\$2,500	\$2,500	\$600	\$1,500	N/A	\$300	\$3,000

Site Plan (Level 1, 2 and 3) and Amendments

Level 1		\$1,500 plus \$15 for each 1,000 sq. ft. of GFA of non-residential use and \$10 for each dwelling unit for residential uses	\$1,650 plus \$20 for each 1,000 sq. ft. of GFA of non-residential use or portion thereof and \$20 for each dwelling unit for residential uses	Generally, \$1250	N/A	N/A	\$75	\$3,000
Level 2		\$2,500, plus \$15 for each 1,000 sq. ft. of GFA of non-residential use and \$10 for each dwelling unit for residential uses	\$2,750 plus \$20 for each 1,000 sq. ft. of GFA of non-residential use or portion thereof and \$20 for each dwelling unit for residential uses	N/A	N/A	N/A	\$100	\$4,500
Level 3		\$3,500 plus \$15 for each 1,000 sq. ft. of GFA of non-residential use and \$10 for each dwelling unit for residential uses	\$3,850 plus \$20 for each 1,000 sq. ft. of GFA of non-residential use or portion thereof and \$20 for each dwelling unit for residential uses	N/A	N/A	N/A	\$200	N/A
Amendments to any approved site plan		\$500	Major Amendment fee same as Site Plan fee; Minor Amendments, \$1,000	N/A	N/A	N/A	N/A	Either \$3,000 or \$4,500
Mobile Uses		\$200	\$220	\$100	N/A	N/A	N/A	N/A
Mobile Uses - Renewal at same location		\$100	\$110					

Project Plan/Amendment

Project Plan Application		\$7,500, plus \$100 per acre or part thereof.	\$8,250 plus \$110 per acre or part thereof	N/A	N/A	\$3,500	N/A	\$3,500
Modification of Project Plan Application		\$2,000 plus \$25 for each dwelling unit, plus \$100 for each 1,000 sq. ft. of nonresidential building FA or fraction thereof	<b>NEW:</b> (1) Major Amendment: same as application fee; (2) Minor Amendment: \$2,200	N/A	N/A	N/A	N/A	\$3,500

Annexation

Annexation Petition		\$1,000 plus \$50 per acre or fraction thereof. No limit fee	\$5,000 plus, \$200 no limit per acre fee	No fee	\$4,000	\$4,400	N/A	N/A
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Preliminary Plan/Final Record Plat/Ownership Plat

Residential Zones: 1-9 units		\$500 plus \$25 per lot	\$550 plus \$50 per lot	\$400	Varies from \$1,200 to \$2,000	\$3,700 plus additional fees	Varies from \$300 to \$550	\$1,500 plus additional dwelling unit fees
Residential Zones: 10-49 units		\$1,000 plus \$25 per lot	\$1,100 plus \$50 per lot	N/A	N/A	N/A	N/A	N/A
Residential Zones: 50 or more units		\$2,000 plus \$25 per lot	\$2,200 plus \$50 per lot	N/A	N/A	N/A	N/A	N/A
All other zones		\$1,000 per plan plus \$100 per lot	\$1,100 per plan plus \$150 per lot	N/A	N/A	N/A	N/A	N/A
Final Record Plat: recordation of one existing one family detached residential lot		\$100	\$110	\$400 plus \$25 per lot	\$500	\$800 plus \$10 per lot	N/A	\$1,835
All others		\$700 plus 10 per lot	\$770					
Ownership Plat		\$3,000 per plat plus 100 per ownership lot	\$3,300 per plat plus \$110 per ownership lot	N/A	N/A	N/A	N/A	N/A
Cluster Development Application		\$3,000 per plan plus \$60 per dwelling unit, no limit fee; \$550 amendment fee	\$3,300 per plan plus \$60 per dwelling unit, no limit fee and \$550 amendment fee	N/A	N/A	N/A	N/A	N/A

Street Closing/Public Way Abandonment

Where street or other area to be abandoned is located within a single dwelling unit detached residential zone		\$400	\$400	N/A	N/A	N/A	N/A	N/A
Where street or other area to be abandoned is located within any other zone		\$1,000	\$1,000	N/A	N/A	N/A	N/A	N/A

Time Extensions

For single dwelling unit residential properties within a residential zone		\$40	\$50	N/A	N/A	N/A	N/A	N/A
For all other properties		\$100	\$300	N/A	N/A	N/A	N/A	N/A

Sign Permits

Non-illuminated signs		\$1.50 per sq. ft.	\$1.65 per sq. ft.	Varies from \$50 to \$150 depending on sq. ft.	\$300 for residential and \$600 for commercial	N/A	N/A	\$100 for Board of Appeals hearings
Illuminated signs		\$2 per sq. ft.	\$2.20 per sq. ft.	N/A	N/A	N/A	N/A	N/A
Freestanding signs		\$50 plus other applicable sign fees	\$55 plus other applicable sign fees	N/A	N/A	N/A	N/A	N/A

Minimum fee for all signs		\$75	\$85	N/A	N/A	N/A	N/A	N/A
Appeal to Sign Review Board: for sign modification or appeal pertaining to a sign located in one family detached or semi detached residential zone on property on which the owner resides		\$50	\$55	N/A	N/A	N/A	N/A	N/A
All others		\$300	\$330	N/A	N/A	N/A	N/A	N/A

Notification Sign

When written notification is incumbent upon the applicant		N/A	\$250	\$400	N/A	N/A	N/A	N/A
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When written notification is incumbent upon the City		N/A	\$50	N/A	N/A	N/A	N/A	N/A
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Pre-application Meeting

Applicable toward certain development applications		NEW	\$300 (non-refundable)	N/A	N/A	N/A	N/A	N/A
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Zoning Compliance Verification Letter

Zoning Letter		\$150	\$300	\$250	\$200	N/A	N/A	N/A
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Non-conforming Alteration

Non-conforming Alteration Application (Chief of Planning)		NEW	\$1,000	N/A	N/A	N/A	N/A	N/A
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Non-conforming Alteration Application (Planning Commission)		NEW	\$2,000	N/A	N/A	N/A	N/A	N/A
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Administrative Adjustment

Administrative Adjustment Application		NEW	\$300	N/A	N/A	N/A	N/A	N/A
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Application Resubmission

Resubmission Application (third and subsequent resubmissions of same application to address review comments)		\$200	\$500	N/A	N/A	N/A	N/A	N/A
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Resubmission of a Project Plan Application (third and subsequent resubmissions of same Project Plan Application to address review comments)		NEW	\$2,000	N/A	N/A	N/A	N/A	N/A
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Comprehensive Transportation Review (CTR)

Up to 5 intersections		\$1,500	\$1,500	N/A	N/A	N/A	N/A	N/A
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5-10 intersections		\$5,000	\$5,000	N/A	N/A	N/A	N/A	N/A
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More than 10 intersections		\$20,000	\$20,000	N/A	N/A	N/A	N/A	N/A
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Nonprofit organizations

Any application filed by a nonprofit organization		A private, nonprofit organization shall be charged one-half of the fee established for any application covered by this schedule	A private, nonprofit organization shall be charged one-half of the fee established for any application covered by this schedule	N/A	N/A	N/A	N/A	N/A
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